



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339  
Meeting Minutes of Monday April 28, 2014**

**Planning Board Attendees:**

Present: Richard Deluca, Jeffrey Puleo, Lou Paradis, Anthony Losordo, Meagan Neville Dunne and Bernie Campbell

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

**Review of March 24, 2014 Planning Board Meeting Minutes:**

The Board reviewed the meeting minutes from March 24, 2014. Anthony Losordo made a motion to accept the meeting minutes from March 24, 2014 as amended. Jeff Puleo seconded the motion. All others voted in favor.

**ANR: 691 Main Street / 33 Buttercup Lane: TPL-14-8**

The Board reviewed an ANR application for 691 Main Street / 33 Buttercup Lane. The applicants Kevin & Vanessa Garufi and Chris & Kim Giovanucci propose a 300 sq. ft. land swamp. Both parcels are conforming lots. Rich Deluca appointed associate members Meagan Neville Dunne and Bernie Campbell to vote on the ANR Plan. Lou Paradis made a motion to approve the ANR plan. Bernie Campbell seconds the motion. Richard Deluca, Lou Paradis, Meagan Neville Dunne and Bernie Campbell voted to approve the ANR plan. Anthony Losordo voted not to approve the plan. The motion carries with a majority vote required.

**Public Hearing for 2014 Road Acceptance: Bard Rock Lane**

Richard Deluca, Chairman opened the 2014 Road Acceptance public hearing for, Bard Rock Lane. Tony Losordo read the public hearing notice into the record. Victor Diniak, Director of Public Works addressed the Board stating the DPW had to take the subdivision road bond and complete the road. All funds have been used and at this time the road is an acceptable street. Bernie Campbell made a motion to endorse the acceptance of Bard Rock Lane. Lou Paradis seconds the motion. All other voted in favor.

**Request of Minor Modification: River Path Definitive Subdivision PB06-15C**

A minor modification was requested by the River Path Homeowners from the approved plans from Planning Board case PB06-15C. The homeowner association has requests to deviate from the approved landscaping plan by replacing the current trees with Cleveland pear trees and adding addition landscaping to the entrance of the River Path Road. Work will be completed at the homeowners' association expense. The modification will replace the 53 trees following the

approved landscaping plan. Tony Losordo made a motion to approve the minor modification. Lou Paradis seconds the motion. All other voted in favor.

**Continuance of Public Hearing 775 Washington Street - Site Plan Approval: (TPL-13-20):**

The Board was present a request for continuance by the applicant David Delaney. Tony Losordo made a motion to continue the public hearing of 775 Washington Street (TPL-13-20) on Planning Board's meeting scheduled for May 19, 2014 at 7:00 pm. Bernie Campbell seconds the motion. All other voted in favor.

**Continuance of Public Hearing 803 Washington Street - Site Plan Approval: (TPL-14-5):**

The Board was present a request for continuance by the applicant Nancy Lenard, Hanover County Florist. Tony Losordo made a motion to continue the public hearing of 803 Washington Street (TPL-14-5) on Planning Board's meeting scheduled for May 19, 2014 at 7:00 pm. Bernie Campbell seconds the motion. All other voted in favor.

**Public Hearing 2000 Washington Street-Jannell Ford (TPL-14-6)**

The Board opened the public hearing for 2000 Washington Street at 7:05p.m. Tony Losordo read the public hearing notice, comments from the Hanover Fire Dept., Hanover Building Dept. and a letter addressed to the Board concerning the site plan signed by James Kelliher owner on 2048 Washington Street into the record. Thomas Pozerski, site engineer representing the applicant presented the proposed site plan. The project looks to reuse the existing building constructing a new façade and adding a mezzanine level adding office and storage space. The project includes a new septic system and adding increasing stormwater best management practices to the site. No addition pervious services will be added. The project will reorganize the existing parking (345) spaces and add handicap spaces to the site. Stormwater consultant Dave Nyman and site engineer Tom Pozerski have work on stormwater issues. The letter from James Kelliher asked the Board to address the issues of the culvert which crosses the site. The wetlands on the site have been identified as degraded with invasive species. Tony Losordo made a motion to continue the public hearing to the Planning Board May 5, 2014 prior to Special / Annual Town Meeting at the Hanover High School. Jeff Puleo seconds the motion. All other voted in favor.

**Public Hearing 199 Winter Street – Dogs Rule! Canine Center (TPL-14-7)**

The Board opened the public hearing for 199 Winter Street at 7:30 p.m. Tony Losordo read the public hearing notice and comments on the application provided by the Hanover Fire Department and Hanover Building Dept. The applicant Catie Williams presented the Board with an application to open a dog daycare and training facility at the site of 199 Winter Street. The location has 12,000 sq. ft. of space. Ingress and egress will be through the side door and a door located in the rear of the building. Dog daycare will be allowed from 7:00 a.m. to 6:00 p.m. Dog training will end at 9:00 p.m. No dogs will be held at the location overnight. Dog daycare will be proposed for five day a week, Monday through Friday. Dog training will be seven days a week. An outdoor play area is proposed on the side of the building screened by a stockade wooden fence. Bernie Campbell made a motion to continue the public hearing to the Planning Board May 5, 2014 prior to Special / Annual Town Meeting at the Hanover High School. Jeff Puleo seconds the motion. All other voted in favor

**Continuance of Public Hearing Village Commons / Northland Residential Corp (TPL-13-24):**

Rich Deluca reopened the public hearing for Village Commons / Northland Residential Corp at 8:15 p.m. Jack Dawley representing Northland Residential Corporation addressed the Board giving an update on the status of the project. Wetland lines have been reestablished and reflagged. A traffic study has been completed and submitted to the Planning Office. A preliminary conversation concerning parking ratios and a onetime contribution to the Affordable Housing Trust took place. Concerned residents of 155 Donna Drive spoke to the concerns of the negative impact the project will have on their property. Peter Martin of 147 Donna Drive sited the concern to the buffering between the project and the homes on Donna Drive. Lou Paradis made a motion to continue the public hearing on June 16, 2014 at 7:00 p.m. Jeff Puleo second the motion. All other voted in favor.

**Vote on 2014 Town Meeting Articles:**

The Board discussed the Planning Board's three articles submitted to the Annual Town Meeting warrant. Bernie Campbell made a motion support the articles. Jeff Puleo seconds the motion. All others voted in favor.

Bernie Campbell made a motion to adjourn the Planning Board meeting at 9:30 p.m. Jeff Puleo seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner